

PLANNING COMMISSION MINUTES

April 16, 1991

Present: Chairman Cheryl Okubo, Kathi Izatt, Berwyn Andrus, Mick Johnson, Dick Dresher, Jeff Chretien, Elaine McKay, Mike Holmes; Les Foy, City Council Representative; Jack Balling, City Engineer; Jon Reed Boothe, Planning Director

Invocation: Dick Dresher

Minutes of March 26, 1991 were unanimously approved as written on a motion by Kathi Izatt, seconded by Mike Holmes. For the record, Kathi complimented Shirley on the excellent minutes of March 26, 1991 that she prepared.

CONDITIONAL USES:

4-16-91.5A 91-1C Automotive Service Center, 2885 South Main, Lynn Badharn & Associates Construction Co.

Mr. Boothe reported that this item is a conditional use, subject to a public hearing. He stated that all legal requirements have been met. After the public hearing, a motion was made by Jeff Chretien, seconded by Dick Dresher, and unanimously approved to grant a conditional use permit, subject to the following conditions:

1. Sanitary Sewer connection must be approved by South Davis Sewer District. This property is under the jurisdiction and control of the District. Connection fees will be paid to the District.
2. Culinary Water connection must be approved and fees paid to the South Davis Water District. This water system is under the jurisdiction of the District.
3. Storm Drainage: The proposed development does not provide for storm water detention; therefore, a storm detention fee of \$2,100 per acre, or 0.85 ac. X 2100 \$1,785, is required for storm detention.

The plans show a catch basin for storm water; however, the piping is incomplete. This must show the outlet piping and curb outlet for the pipe.

4. Site Improvements: The curb, gutter, and sidewalk are required across the frontage of this property from the north side of the north entrance to the south side of the south entrance. The plan and profile for these improvements showing size, location, grades, edge of existing pavement and centerline profiles, and storm drainage piping outlets must be prepared by a licensed engineer for approval by Bountiful City and the Utah Department of Transportation. A permit must be obtained from both agencies. The site plan needs to show that all drives and parking areas are edged with a concrete curb.

The dumpster needs to be screened from public view. Screening materials are to match the

1. Payment of all required fees;
2. Posting of the landscape bond -- 5% or \$5,000, whichever is the greater (this is an on- site improvement bond), and providing final landscape and sprinkler plans;
3. This plan to be approved by applicable state and/or county agencies for the health care service;
4. Power Department approval of any easements that may be required or abandoned;
5. Approval by the City Engineer of the storm drainage plan;
6. Uniform Building Code to be met before the building permit is issued;

- 7.- Solid fence, not chainlink with slats, (plans to show location and length) to be worked out between developer and adjacent property owner on the south; plans to be submitted to Planning Department for approval and issuance of a fence permit;
8. Exterior lighting to be provided not to spill over into adjacent property;
9. Any future requests for a similar facility in this zone would be required to have ingress and egress off a major collector road. The present facility does meet this condition.
10. Sanitary Sewer: The plan calls for using the same 4-inch sewer connection for the entire complex. The Uniform Plumbing Code allows 216 fixture units on a 4-inch connection. The mechanical engineer must furnish us a tabulation of the fixture units and verify compliance with the code.
11. Culinary Water: The plumbing plans are incomplete and they must show the water demands and the water connections necessary to serve these buildings, including the fire sprinkling requirements.
12. Storm Drainage: The plans show a catch basin; however, there are no details as to where the water drains from the basin. We must have the storm drainage run-off calculations along with the drainage design details. The developer must provide for storm water detention for the entire site for all water in excess of 0.20 c.f.s. per acre of run-off for a 10-year recurrence storm.
13. Site Improvements: The driveways and parking lots must all be bordered with a concrete curb. Details must be shown for the walks, curbs, asphalt parking, drainage and all other necessary site improvements. Bond as required in #2 above to cover not only landscaping, but all on-site improvements.
The existing Weber Basin water line that shows through the new building must be re- located.
14. Final plans to be stamped by licensed architect.

SUBDIVISION - PRELIMINARY

4-16-91.6A Sterling Heights, 200 West 3700 South, 28 Lots

The City Engineer has made a review of this proposed subdivision, which is located in the foothill zone of Bountiful City, and has recommended the subdivision be denied for the following reasons:

1. The topography map is in error along Davis Boulevard and does not correctly show the elevations of the streets.
2. The finish contours have not been submitted showing the street grades and cut and fill areas.

3. The average slope of the subdivision is 19.80%, which requires 16,000-square -foot lots. 19 of the 28 lots are less than 16,000 square feet.
4. The streets must have a minimum radius of 200 feet to provide for safe movement of traffic.
5. The subdivision must have two acres to meet the ordinance.
6. Many lots do not have 5,000 square feet of buildable area (Lots 8, 10, 11, 17, 18, 19, and others).
7. Some of the roads are on grades of 25%. The maximum allowed is 12%
8. The proposed relocation of the storm drain is unacceptable because of the sharp 900 bends.
9. The streets must be a minimum of 54 feet wide as per ordinance.
10. The Hooper Canyon floodway must be preserved as a floodway easement.

There are many other minor disagreements which will need to be worked out with the City Engineer. At the present time and review (4/12/91), we cannot recommend approval of the preliminary subdivision until the problems can be corrected.

By official action, the Planning Commission tabled this request.

SUBDIVISION - FINAL

4-16-91.7A Stone Ridge Plats A, B, C, D and E, 56 lots, 1850 East 1650 South, Joe Featherstone, developer

The property in question lies east of Bountiful Boulevard between 1000 South and 1800 South. The final plans for all five plats have been submitted and are being checked by the Engineering Department. Final plans propose some alignment changes which have reduced the excessive cuts and fills shown on the preliminary plat. To make the subdivision design more acceptable, the number of lots has been reduced from 67 to 56.

The City Engineer recommends to the Planning Commission that final approval be granted these five plats, subject to the following conditions:

1. An exception be granted to allow some excessive cuts and fills over 10 feet;
2. An exception be granted allowing homes on Lots 1 and 504 to be further than 200 feet but no further than 500 feet from a public street. Ordinance allows 500 feet with special approval, subject to the conditions in the ordinance;

3. All areas cleared of natural vegetation to be replanted with equal or better plant materials. Final plans show details. Sprinkler system to be required for these refurbished areas;
4. Lots 5, 6, 7, 506, 508, 301, 302, 406, 2, 3, 203, 202, 201, and 307 be allowed to have a reduced setback of up to 20 feet. Ordinance allows the developers to request a reduced setback for 20% of the lots;
5. An exception be granted to allow Lots 1, 2, 3, 5, 6, 7, and 207 to have double frontage;
6. A retention basin be constructed on the natural drainage ravine that traverses Lots 504, 503, 501, 204;
7. Developer to obtain an easement and extend the sanitary sewer from 1500 East and 1500 South through the cemetery property to adequately serve this development;
8. Storm detention to be provided on site;
9. The culinary water main to this property was paid by another developer and installed by Bountiful City along the frontage of Bountiful Boulevard. This development must pay one-half of the cost of this water line along Bountiful Boulevard. Developer must also install a pump station, culinary water system, and reservoir storage system to serve this property, as per January 14, 1991 agreement by Council (see attached);
10. Developer to pay Bountiful City for curb and gutter along their street frontage on Bountiful Boulevard, and developer to provide sidewalk along this same frontage;
11. Engineering approval of construction plans;
12. Furnishing of a current title report on property;
13. Posting of required bond before recording plat;
14. Payment of required fees before recording plat;
15. The City has allowed some subdivisions, in the past, to complete the grading and install the sewer before the plat is recorded; however, because this is in the foothill area, the City Engineer would recommend a bond or Letter of Credit be posted for \$100,000 to guarantee that if the development were to default, there would be sufficient money to re-grade and landscape the disturbed areas with native plants.
16. Developers to return if there are any changes to the lot configuration, road alignment or any other corrections to the plat.

By motion of Les Foy, seconded by Elaine McKay, the Planning Commission recommends to the City Council that the Stone Ridge Subdivision Plats A, B, C, D and E be given final approval, subject to the above conditions. Voting was 7 for, 1 against, and 1 abstained.

COMMERCIAL APPLICATIONS

4-16-91.10A Mueller Park Jr. High, L.D.S. Seminary, 980 East 1500 South, classroom addition

City staff has made a review of the plans for two small classroom additions for the Mueller Park Seminary. We recommend to the Planning Commission that preliminary and final plans be approved, said approval being subject to payment of any required fees, and the plans must meet all applicable city codes. Plans need to be stamped for approval by a licensed architect, licensed to practice in the State of Utah.

One classroom addition will be 14 feet by 26 feet (364 square feet). The other one is 5 feet by 35 feet (175 square feet).

By motion of Berwyn Andrus, seconded by Mike Holmes, the Planning Commission granted preliminary and final approval to the Seminary plans, subject to the above conditions. Voting was unanimous.

MISCELLANEOUS

4-16-91.11A Discussion with Board of Adjustment Chairman

Mr. Robert Robinson, Chairman of the Board of Adjustment, did not attend this meeting as scheduled, so this agenda item was postponed to the May 7, 1991 meeting.

4-16-91.11B Discussion of Master Plan

Chairwoman Okubo commented that the review of the Master Plan done by the Planning Commission during the last year, combined with information garnered from the Citizen Planner seminars which she is attending, led her to the conclusion that the Master Plan needs to be revised. Various comments and concerns were expressed by Commission members regarding whether the Master Plan should be entirely rewritten, revised, or allowed to remain in its current form. Upon general consensus that the Master Plan should be revised in some particulars and rewritten in others, discussion ensued regarding whether to hire a consultant to assist in the process or to make the revisions through a cooperative effort among the Commission members with the assistance of the Planning and Engineering Departments. Mr. Balling, while indicating a consultant's fees could be very high, offered to assist in whatever way he could, and was thanked for his commitment to take on additional duties.

Following debate over how to proceed, it was decided that the Planning Commission, with assistance from both Mr. Boothe's and Mr. Balling's offices, will undertake a review of the Master Plan at each meeting with this item being first on the agenda. As each section is reviewed, rewritten, or revised, the Planning Commission will make a proposal on that section to the City Council, thereby allowing the Council to make decisions on a section-by-section basis rather than being faced with an entire rewrite at once. It was further decided that the utilities section,

originally reviewed by Kathi Izatt, would be discussed at the first meeting in May since a proposed redraft of that section had already been prepared.

4-16-91.11C Land Use Seminar Report

Chairwoman Okubo noted that she and Kathi Izatt have been attending Citizen Planner seminars in Provo each Thursday evening and recommend that anyone else who was interested should also attend.

Meeting adjourned at 9:00 p.m.

